



16 Redmill Cottages

East Whitburn, EH47 0JR

Offers over £134,000



Located within the popular village of East Whitburn, this rarely available terraced cottage has been freshly presented to appeal to prospective buyers both young and old in search of 1 level accommodation. Set just off the main A705 route through the village, Redmill Cottages is a perfect base for those commuting, with a nearby link to the M8 motorway offering convenient travel throughout the central belt and handy bus stop to the front perfect for local travel. East Whitburn itself offers a local grocery store and hairdresser, whilst the larger neighbouring town of Whitburn offers a wider range of shopping and education for all ages. Excellent countryside walks surround the village, whilst a nearby playpark can be accessed on foot from the rear of the property.



Description

The property offers well-proportioned accommodation that is ideal for a single buyer or couple in search of a turn-key home. The pretty terrace of traditional cottages offer good potential to extend, with some adding to the rear or building garages in the land to the back. Freshly painted with new flooring throughout, the property is a blank canvas for the new owner to lay down their mark. An open plan living room and kitchen is the hub of the home, with a range of storage cabinets perfect for daily essentials and feature fireplace for enjoying a cosy evening on the sofa. An adjacent utility with additional sink and storage is an ideal boot room, perfect for cleaning muddy paws for those with pets. The bathroom comprises a 4 piece suite with mixer shower available to the square enclosure, offering best of both options to suit individual taste. The 2 bedrooms are ready to suit a variety of needs, with larger double to the front featuring fitted storage surround and a smaller rear room that would be suited for a single bed for children or a study for those in search of space to work from home. Gas central heating and double glazing throughout offer further practical comfort. A monoblock patio with drying area is immediately to the rear of the building, where a shared access road links back round to the front of the cottages. A garden area beyond the road offers parking space and is ripe to develop for the new owner subject to their own preference.

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

Hallway 12'8" x 7'11" (3.88m x 2.43m)

Living Room / Kitchen 16'2" x 15'8" (4.93m x 4.79m)

Utility Room 8'1" x 6'11" (2.48m x 2.11m)

Bedroom 1 9'4" x 9'1" (2.85m x 2.79m)

Bedroom 2 10'9" x 6'3" (3.28m x 1.91m)

Bathroom 9'3" x 5'6" (2.83m x 1.68m)

Key Info

Home Report Valuation: £135,000
Total Floor Area: 57m2 (615 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: C - £1722.09 per year
EPC: D

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

